

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 10th meeting of 2022 to be held remotely via video conferencing on 20th October 2022 at 9.30am

Mr P Naughton-Rumbo (Chairman) *Acting*
(Town Planner)

The Hon Dr J Garcia
(Deputy Chief Minister)

The Hon Dr J Cortes
(Minister for Environment, Sustainability, Climate Change and Education)

Mr H Montado
(Chief Technical Officer)

Mr G Matto
(Technical Services Department)

Mrs C Montado
(Gibraltar Heritage Trust)

Mr K De Los Santos
(Land Property Services)

Dr K Bensusan
(Gibraltar Ornithological & Natural History Society)

Mr C Viagas

Mrs J Howitt
(Environmental Safety Group)

Mr M Cooper
(Rep Commander British Forces, Gibraltar)

Mr C Key
(Deputy Town Planner) *Acting*

TBC
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 10th meeting of 2022 held on 14th September 2022.

Matters Arising

2. None

Major Developments

3. **O/18140/22** 17, 18-19 Devil's Tower Road and 5 Forbes Road -- Proposed mixed use development comprising commercial, storage, car parking, residential accommodation and ancillary uses.

Agent and objectors to address Commission.

Other Developments

4. **F/17938/21** 5 Lake Ramp, Buena Vista Estate -- Proposed works to residence including basement works, extension, minor alterations and new swimming pool.

Agent available to answer questions.

5. **F/18177/22** 76 Quay 31, Kings Wharf -- Proposed construction of an enclosed area to terrace including the installation of a conservatory and canopy.

6. **F/18189/22** 24 Willis's Road -- Proposed refurbishment of an existing residential dwelling including partial demolition and redevelopment works.

7. **F/18313/22** Suites 19 and 21, Block 3, Watergardens -- Proposed conversion and change of use of first floor offices (Class A2) into 6 residential units (Class C3).

8. **D/18343/22** Parking space Number 5, Currey House, Buena Vista Flats Estate -- Proposed removal of a freestanding limestone outcrop within car parking space.

9. **MA/18119/22** 267-269 Main Street -- Proposed fifth floor extension and creation of roof terrace gardens, installation of lift and internal refurbishment to common areas of property.

Consideration of retrospective Minor Amendments including:

- *Adjustment of size of meter cupboards in entrance to hallway to suit GEA / AguaGib requirements; and*
- *Adjustment to the size of the bin store and adjoining store; and*
- *Removal of sliding door in unit 4.04 as per GFRS requirements.*

10. MA/18315/22 5 Ashbourne Ramp, Buena Vista Estate -- Proposed extension to residence, conversion works to basement and associated ancillary works.

Consideration of retrospective Minor Amendments including:

- Proposed creation of new balconies; and
- Amended layout to basement.

Minor and Other Works– not within scope of delegated powers

(All applications within this section are recommended for approval unless otherwise stated).

11. None

Applications Granted by Sub Committee under delegated powers (For Information Only)

NB: In most cases approvals will have been granted subject to conditions.

12. F/16198/19 First, Second, Third and Fourth Floor Apartments, 5 Town Range -- Proposed minor alterations to layout of apartments 1b, 2b & 3b and subdivision of a three bedroom apartment at fourth floor into two x apartments.

Consideration of request to renew Planning Permission No. 7203

13. F/16280/19 Fifth and Sixth Floor, 5 Town Range -- Proposed alterations to layout of duplex penthouse including eco-terrace and installation of photovoltaic panels on roof.

Consideration of request to renew Planning Permission No. 7210

14. F/17672/21 Ex Toc-H Site -- Development of a boutique hotel and spa.

Consideration of revised plans omitting lift and cantilevered platform from proposed development.

15. F/17751/21 Flat 2, 3 Turnbull's Lane -- Proposed refurbishment of flat.

16. F/17844/21 15/1 South Barrack Road -- Proposed extension, alterations and redevelopment of property.

17. F/17862/21 Royal Ocean Plaza Car Park, Ocean Village – Proposed administrative changes to car park operation to allow egress of vehicles through the existing north exit to relieve congestion on the south exit, and to restrict carpark access to authorised users and clients of Sheppard's Chandlery.

Consideration of revised planter proposals as requested by DPC.

18. F/18073/22 Arengo's Garden -- Proposed construction of plinth to support pole for aerial cable.

19. F/18076/22 704 Basha Lodge, Mons Calpe Mews -- Proposed installation

of glass curtains.

20. **F/18128/22** 2 Smith Dorian Avenue -- Proposed internal works and alterations to special educational needs support facility and the removal of external porta cabins.
21. **F/18146/22** Unit A B, Ground Floor Unit, 13 College Lane -- Proposed change of use of former ground floor offices into food storage unit.
22. **F/18159/22** Blocks 1 to 3 Watergardens Estate, Waterport Road -- Proposed removal of the external soffit ceilings at the rear passageway to buildings 1, 2 and 3, carry out repairs and, replacement of soffit ceiling system to match recently replaced soffits to blocks 4, 5 and 6.
23. **F/18161/21** 201 Grand Ocean Plaza -- Proposed installation of glass curtains.
24. **F/18169/22** Merchant House, 124 Irish Town -- Proposed subdivision of a single office building into three units and retail on ground floor.
25. **F/18183/22** Smith Dorian Avenue (Former Site Of Early Birds Nursery, Saint Martin's Special School) -- Proposed change of use from nursery to cafeteria and associated works.
26. **F/18200/22** 1/C 1 Engineer Road, Maida Vale -- Proposed installation of new access stairs.
27. **F/18201/22** The Cliftons Pool Area -- Proposed alterations and refurbishment of pool area.
28. **F/18302/22** 1 Library Villas, 14 Library Gardens -- Proposed extension and internal alterations.
29. **F/18303/22** Prior Park School -- Proposed emergency reparations to existing school boundary wall adjacent Arengo's Palace.
30. **F/18312/22** 11 City Mill Lane -- Proposed change of use from shop (Class A1) to café (Class A3).
31. **F/18323/22** Flat 11, Barham Tower, Brympton Estate -- Proposed change of windows and internal alterations.
32. **F/18325/22** House 1 and 29 Naval Hospital Hill -- Proposed demolition and re-construction of an existing damaged masonry retaining wall.
33. **F/18335/22** 22 Main Street -- Proposed installation of new glazed shop front including recladding of ground floor shop front and painting of upper facade.
34. **F/18339/22** 140B Main Street -- Proposed refurbishment of vacant commercial unit (former ice cream parlor) into café.
35. **F/18340/22** 5 Green Hills, Mount Road -- Proposed extension on to terrace

and internal alterations.

36. **F/18342/22G** 6th Floor, Block 3 St. Bernard's Hospital -- Proposed internal alterations on the sixth floor and conversion into a TSSU department with external ductwork provided on the eastern facade to connect to the fifth floor plant room and encased in external render to match existing external walls.
- GoG Project*
37. **F/18346/22** 23A Naval Hospital Hill -- Proposed alterations to terrace.
38. **F/18352/22** 11A Benzinras Alley – Proposed change of use from void to storeroom
39. **F/18362/22** Unit 1.1, Arlington, Midtown -- Proposed refurbishment and fit-out of unit as a dental practice.
40. **F/18369/22** 7 Sandpits Views -- Proposed installation of glass curtains and internal alterations.
41. **F/18370/22** Flat 8, 44 Turnbull's Lane -- Proposed refurbishment of flat.
42. **F/18375/22** 87 Quay 29, Kings Wharf -- Proposed installation of awnings.
43. **A/18102/22** Music Corner Ltd 114, Main Street -- Proposed installation of shop signage.
44. **MA/18063/22** 4 Library Gardens -- Proposed refurbishment of house and construction of new roof and partial storey extension.
- Consideration of proposed Minor Amendments including:*
- *Two x new uPVC framed double glazed windows on flank wall.*
- Consideration of revised plans omitting one window on front facade of building and other minor changes to top floor extension.*
45. **MA/18153/22** Upper Garage, Block 4, Ragged Staff Wharf -- Proposed installation of new ducting on upper garage ceiling to extend the kitchen extraction system of two restaurants to the east side of the building.
- Consideration of proposed Minor Amendments including:*
- *New ducting route for the two restaurants to expel by the upper and lower garage exit grill located on the east side of the building as opposed to that specified in minor amendment MA-17027-20*
46. **MA/18354/22** 18-20 Town Range – Proposed conversion of ground floor rear workshop and rear storage unit to residential use, construction of extension and associated internal and external alterations to refurbish property

Consideration of proposed Minor Amendments including:

- *Internal alterations through floors including repositioning of lift and reconstruction of new load bearing walls and floors; and*
- *Consolidation of roof level accommodation (lift overrun/stair access storage etc.).*

47. **MA/18388/22** 6 Europa Pass -- Proposed alterations and refurbishment of property.

Consideration of proposed Minor Amendments including:

- *Proposed additional basement and balcony works.*

48. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission